

## **MINUTES**

### **WEST LAFAYETTE REDEVELOPMENT COMMISSION 609 West Navajo St., West Lafayette, Indiana Council Chambers**

**September 23, 2008**

The meeting was called to order at 8:32 a.m. Mr. Oates, President of the Redevelopment Commission presided.

#### **Old Business:**

Secretary Sorensen called the role.

Present: Diane Damico, Larry Oates, Linda Sorensen, Dottie Rausch,  
Janet Elmore

Absent: Gary Lehman, Steve Curtis

#### **Minutes**

Ms. Damico motioned to approve the minutes of the August 26, 2008 Redevelopment Commission meeting. Ms. Sorensen seconded. The minutes were approved as written with a vote of 3-0.

#### **Other**

There was no further Old Business.

#### **New Business:**

##### **Treasurer's Report**

Redevelopment Commission Treasurer Judy Rhodes reviewed the information which was included in the income statements and financial schedules to the Commission. The revenues and expenditures since the last meeting of the Redevelopment Commission were explained. Ms. Rhodes noted that only interest has been received in the accounts. The reporting of net assets on schedule B has been modified to illustrate purchase orders which have been issued as well as the unencumbered appropriation balances. Clerk-Treasurer Rhodes stated the payback 2007 overpayment has been updated and the net repayment is approximately \$50,000 less than originally estimated.

An updated list of the TIF District Open Projects was explained and discussed.

### Payment of Claims

Ms. Sorensen motioned to approve the payment of Claims. Ms. Damico seconded.

Mr. Gall said the claim from Advanced Restoration is for payment work on the Wabash Landing Parking Garage Phase III. This will cover everything on the contract amount but the retainage.

The Fairfield claim covered sidewalk work around Morton Community Center.

The claim for Light & Breuning was for continuing work on the Wabash Landing Parking Garage Automation Project.

Mr. Gall reviewed his claim for management services for the Phase III Garage Capital Repair and Garage Automation Projects.

The Bennett's claim was for ongoing maintenance of the Sagamore West Midway plantings.

The motion to approve the payment of claims passed unanimously 3-0.

### Bid Review for Land Sale in Purdue Research Park

Clerk-Treasurer Rhodes stated no bids were received. Redevelopment Commission Attorney Brooks said the matter will be addressed in further detail at the October meeting.

### Bid Review for Land Lease at 500 Brown Street

Clerk-Treasurer Rhodes stated no bids were received. Redevelopment Commission Attorney Brooks said the matter will be addressed in further detail at the October meeting.

### Resolution RC 2008-11

Ms. Damico motioned to approve Resolution RC 2008-11 Authorizing the Temporary Transfer of Certain Funds to the West Lafayette Community School Corporation. Ms. Sorensen seconded. Redevelopment Commission President Oates gave a brief background on the reason for the resolution. The School Corporation has borrowed the maximum amount allowed from the State of Indiana which was necessary due to the lack of tax monies coming from the State. The City of West Lafayette's

overpayment is approximately \$1M, 40 percent of which will ultimately be distributed to the School Corporation.

Extensive discussions occurred with the Mayor, the Governor's office, the SBA and the DLGF (Department of Local Government Finance). It was determined that even though there was no precedent, this action was approved by the State of Indiana. Mr. Oates stated that education and schools are an important piece in the foundation of the economic development of our community. The interest-free loan is to be paid back by March 31, 2009.

Mayor Dennis emphasized that this unique action provides an excellent opportunity to show leadership. This cooperative spirit between the School Corporation and the City government not only sets a precedent for the State, but is also great for the community.

West Lafayette Community School Corporation representative Rausch thanked the Commission, the Mayor and the City for their consideration as all school corporations are being affected due to the late assessment.

Mr. Oates said the Tippecanoe County School Corporation has been consulted with regard to this action and they are supportive. This is our way of trying to help the current situation.

Ms. Dawn Rivera, Chief Deputy Auditor of Tippecanoe County, said the County has requested the 2007 overpayment funds be repaid on October 9<sup>th</sup> and they will be redistributed and paid back out to all entities on October 10<sup>th</sup>.

There were no further questions or comments.

Resolution RC 2008-11 authorizing the temporary transfer of certain funds to the West Lafayette Community School Corporation passed unanimously 3-0.

#### Resolution RC 2008-12

Ms. Sorensen motioned to approve Resolution RC 2008-12 Authorizing Additional Appropriations. Ms. Damico seconded. Mr. Oates asked and it was confirmed that the proper notices were filed and published. This resolution names the accounts and amounts of which the loans that we passed in Resolution RC 2008-11 will be made.

There were no questions or comments from the Commission.

Comments were requested from the public and there were none.

The motion to approve Resolution RC 2008-12 authorizing additional appropriations passed unanimously 3-0.

### Other

Ms. Damico questioned if there were funds available for education or transportation reimbursement for the Commissioners. Redevelopment Attorney Brooks said funds would have to come out of the Department of Development budget. Director of Development Poole said the potential costs would need to be researched and he would explore possible options.

There was no further new business.

### Public Comment

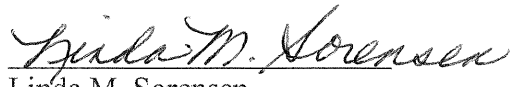
Dr. Rocky Killion, Superintendent of the West Lafayette Community School Corporation, thanked the Redevelopment Commission, the City Council and Mayor Dennis for the great opportunity. He said we are moving forward to maintain the quality of education that we have in our school district. There has been a lot of cooperation with each other on a variety of projects which benefits everyone.

Ms. Damico commented that the public can come to the Redevelopment Commission meetings or write to her or Redevelopment Attorney Brooks with questions or comments about the Brown Street lease. Ms. Damico expressed her concern with the availability of the Purdue Crew facility to the public.

Mr. Oates announced that after the meeting, the Commission will be touring the Wabash Landing Parking Garage to review the automation system and look at the repair work that has been done. There will also be a walk-through of the Burnham's property.

### Adjourn

On motion of Ms. Damico the meeting adjourned at 9:15 a.m.

  
Linda M. Sorensen  
Recording Secretary

Approved:

  
Lawrence T. Oates, President

/djkl